Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/2-4 CARMYLE COURT AVONDALE HEIGHTS VIC 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,000	Property type	Unit	Suburb	Avondale Heights
Period-from	01 Feb 2024	to	31 Jan 2025	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/10 RAGLAN STREET AVONDALE HEIGHTS VIC 3034	$573,000	09-Dec-24
1/64 DINAH PARADE KEILOR EAST VIC 3033	$560,000	31-Aug-24
3/25 HAMPTON ROAD ESSENDON WEST VIC 3040	$535,000	12-Jan-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 February 2025

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3/10 RAGLAN STREET AVONDALE HEIGHTS VIC 3034

2 1 2

Sold Price RS $573,000 Sold Date 09-Dec-24

Distance 0.9km



1/64 DINAH PARADE KEILOR EAST VIC 3033

2 2 1

Sold Price $560,000 Sold Date 31-Aug-24

Distance 2.08km



3/25 HAMPTON ROAD ESSENDON WEST VIC 3040

2 1 -

Sold Price RS $535,000 Sold Date 12-Jan-25

Distance 2.34km

RS = Recent sale **UN** = Undisclosed Sale

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